



# EAST VANCOUVER BARRACKS BUILDING 748

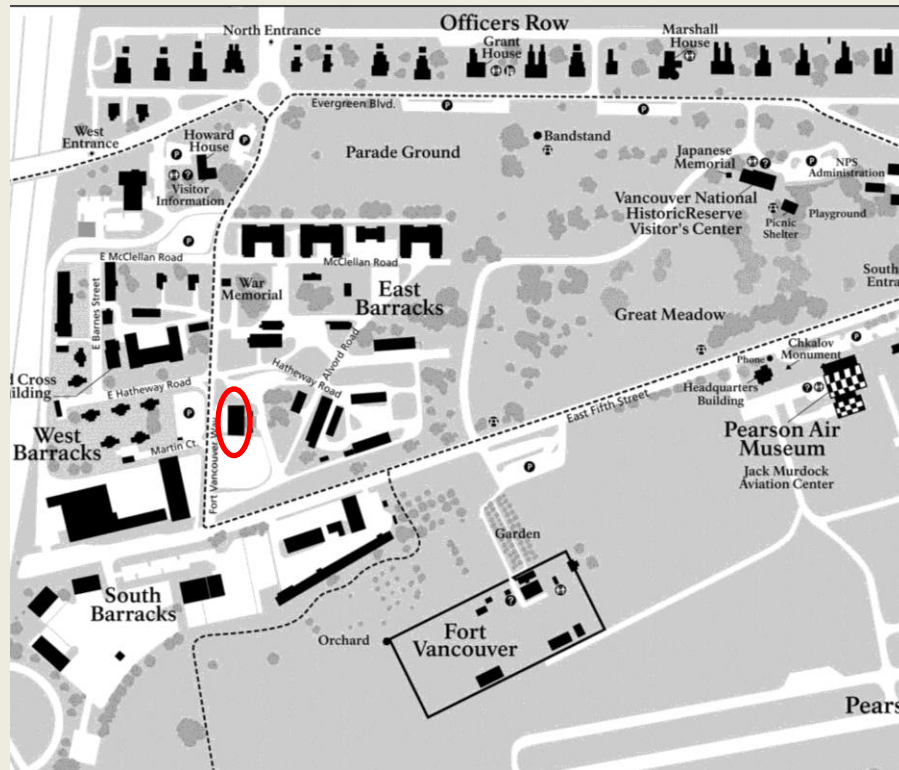


## Request for Expression of Interest Facility Re-Use

Fort Vancouver National Historic Site  
Vancouver, Washington

# The National Park Service is pleased to offer a unique opportunity to redevelop a historic structure within Fort Vancouver National Historic Site

This Request for Expression of Interest (RFEI) invites submissions of concepts that would renovate and re-use historic building 748 in the Vancouver Barracks. These concepts will be used to guide the Request for Proposals for the building re-use. The NPS seeks re-use concepts from individuals, governmental and quasi-governmental agencies, and non-profit or for-profit organizations.



*The red circle on the map indicates building 748. The photo shows the west elevation of the building which directly fronts onto Fort Vancouver Way.*

# RFEI: Purpose & Benefits

## Why has the NPS issued an RFEI for this property?

This RFEI is an opportunity for the public to inform the NPS about a concept of re-use for the building prior to a formal proposal process. The NPS may choose all or part of the content of one or more responses to the RFEI for further consideration and possible development into a public solicitation that the NPS would then advertise to the public, inviting all qualified candidates to submit proposals for consideration. There are very limited circumstances under which the building may be reused by a non-NPS entity without a public solicitation. However, it is possible that one of those circumstances could arise as a result of this RFEI. The precise process for soliciting and selecting proposals will depend on the nature of the business opportunity and the legal instrument under which the proposal is issued. Please indicate in your submission whether you would like the NPS to retain your contact information and notify you of future Requests for Proposals for building 748.

## Benefits of Response to RFEI

There are a number of benefits to formally responding to this RFEI including:

- Orientation to East Vancouver Barracks building 748, including technical information and use opportunities. This will help respondents comprehensively evaluate operating prospects as well as prepare for any future formal selection process.
- Opportunity to provide the NPS with operational concepts for the building.
- Receipt of a summary of responses to the RFEI.
- Option to be specifically informed about East and South Vancouver Barracks opportunities. By establishing interest now, respondents will be contacted in the event of a competitive process leading to lessee selection.







# Fort Vancouver National Historic Site



A premier cultural heritage site located in southwest Washington, Fort Vancouver National Historic Site (NHS) is a 200 acre enclave established to preserve and interpret:

- The site of the nineteenth century Hudson's Bay Company's activities;
- The settlement of the Oregon Country (Became Oregon Territory in 1848);
- The establishment of the U.S. Army's Vancouver Barracks.

This unique historic site is part of the Portland metropolitan area; it is adjacent to downtown Vancouver and immediately accessible off of Interstate 5. The national park operates year round and is a popular site for historic tourism as well as local recreation. The park serves as many as one million visitors annually and hosts many special events including Campfires and Candlelight, Lantern Tours and the City of Vancouver's July 4<sup>th</sup> fireworks display.

# East and South Vancouver Barracks

Located at an early terminus of the historic Oregon Trail, the East and South Vancouver Barracks represent critical aspects of the history of settling the Pacific Northwest and the United States. The site's resources tell nationally significant stories about Native American history and culture, the Hudson's Bay Company (HBC), and more than 160 years of continuous U.S. military occupation. The Barracks, established in 1849, was the first major U.S. Army post in the Pacific Northwest. On May 22, 2012, according to the 2005 Base Realignment and Closure (BRAC) legislation enacted by Congress, jurisdiction of the East and South transferred from the Department of the Defense, U.S. Army to the Department of Interior, National Park Service (NPS).



The site is accessible by automobile, by public transportation (Bus Line 32) and by foot or bike from downtown Vancouver or the Vancouver waterfront trail. Fort Vancouver NHS is 20 minutes from downtown Portland and 15 minutes from Portland International Airport.

# Master Plan and Implementation



*The re-designed circulation and parking plan for the site*

## **Sustainable, Historic Campus for Public Service**

The Master Plan for the Vancouver Barracks envisions the site becoming a dynamic, sustainable public service campus where the public can enjoy the multi-layered history of the area while the East and South Barracks is preserved and interpreted. This vision would be accomplished by the adaptive reuse of the existing structures through long-term leases with public and non-profit agencies as well as private sector organizations

## **Site Development Underway**

The National Park Service has begun development of the East and South Vancouver Barracks which will lead to full implementation of the Master Plan. A long-term anchor tenant for the site has been obtained and work will begin in Spring 2015 on the renovation of that tenant's buildings as well as associated site circulation and infrastructure improvements. Several other buildings on site currently have strong tenant interest. This RFEI is an excellent opportunity for interested organizations to become informed about and provide input on what is anticipated to be a high demand location.



# Motor Repair Shop (748)

Building 748 is a one story, wood-frame and concrete building constructed in 1919 to serve as a Motor Repair Shop. The building is located at the southwest end of the East Barracks and fronts directly onto Fort Vancouver Way. The Motor Repair shop is 6,280 gross square feet and consists of a high bay garage central core (53' by 54'8"), a north wing (three rooms, including toilet) and a south wing (office space and tool/storage area). There are two small historic outbuildings located to the east side of the main building (one scheduled for demolition). The garage bay at the central core of the building contains four original door openings to the west side which open onto a paved apron. A basement furnace room is reached through an exterior stair on the east side of the building.

The Master Plan for the East and South Vancouver Barracks identified building 748 as a prime retail or restaurant opportunity. The building is easily visible to the public due to its location on Fort Vancouver Way. The redesigned site parking and circulation plan calls for the removal of the small parking lot north of the building and the construction of a new 50+ space parking lot directly south of the building. The concrete apron in the front of the building can be sealed off from vehicular traffic and used for exterior seating or other activities.

Many of the building's historic aspects remain including 6 over 6 windows, original fir tongue and groove wall and ceiling finishes (south wing) and the exposed original structural members within the garage space.

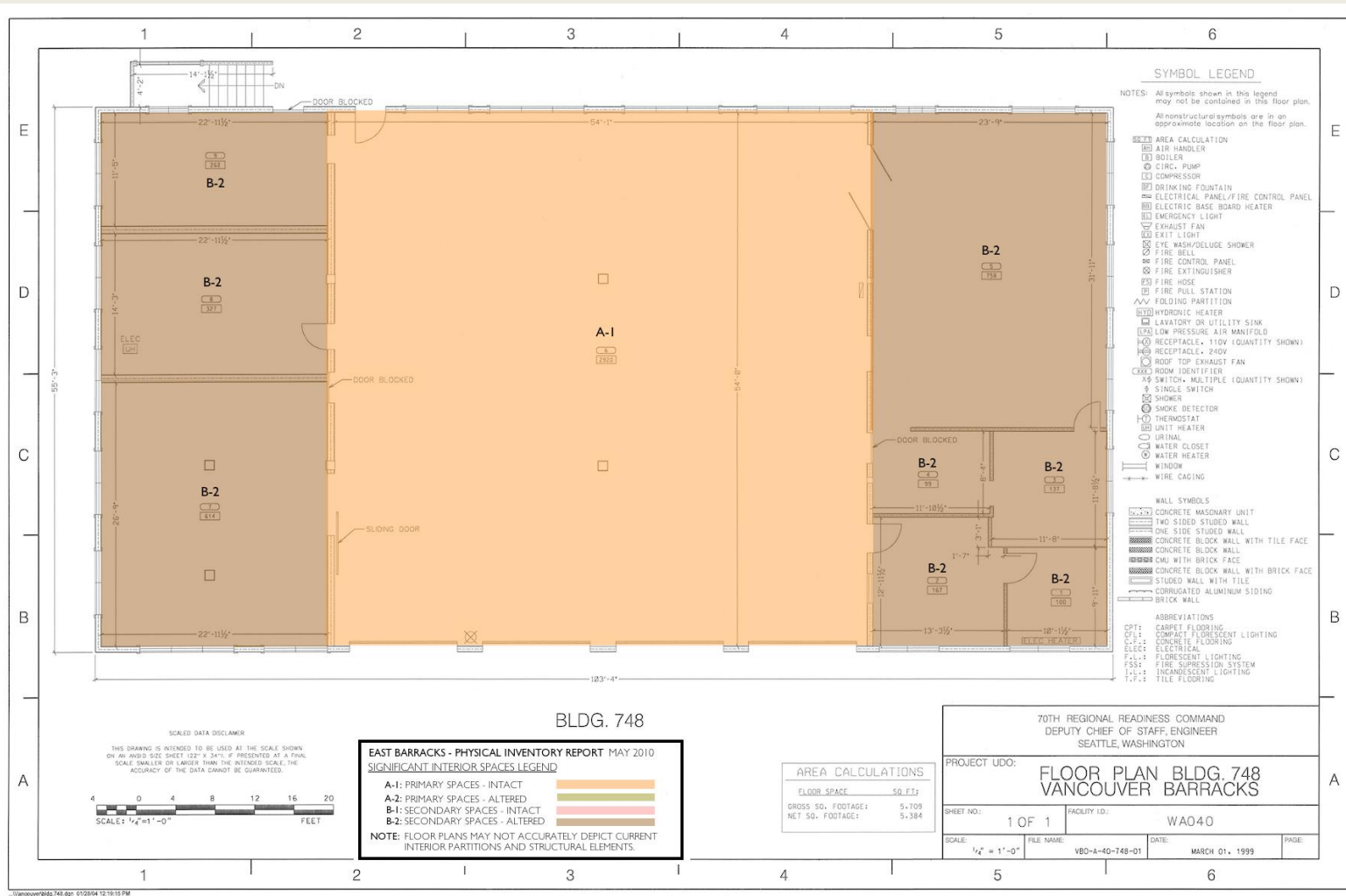


*The building's west elevation circa 1938*



*The building's north and west elevation in 2015*

# Motor Repair Shop (748)



Annotated floor plan indicating locations of significant intact primary and/or secondary interior spaces/spatial volumes. Notations are overlaid on the most current floor plan available of the subject building. *[The base floor plan may not accurately depict current interior partitions and/or other existing structural and/or design features. Base plan provided courtesy of Fort Vancouver National Historic Site, Vancouver, WA]*



# Motor Repair Shop (748)

The building will require significant renovation to meet current standards, other improvements may be at tenants discretion. The building has a fire alarm but does not have a fire suppression system. The building is not ADA compliant; certain reuses will require ADA access. Compliance with ADA or other applicable codes which results in a visual or other impact on the historic building, particularly with regard to the exterior, will require review and concurrence from the State Historic Preservation Office. Proposals may not include constructing new principal buildings or additions to the existing building.

The following utilities and systems exist at the building:

- Natural gas service available
- Electrical service
- Water/sewer/storm water connection (obsolete systems) with new water main to be installed during building renovation

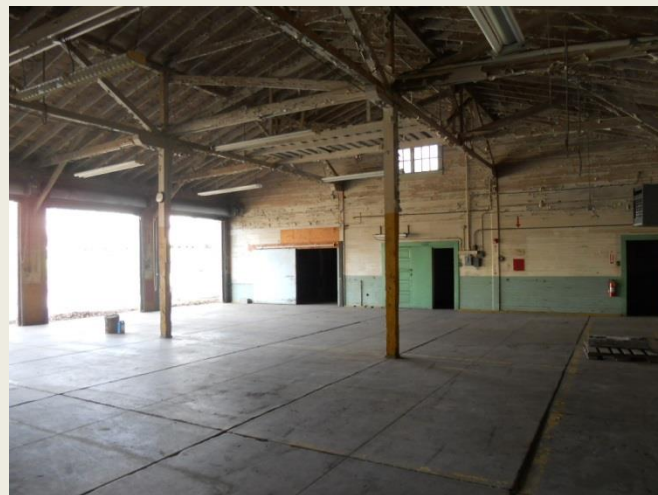
## Historic Preservation Tax Credit Eligibility

Renovation will require conformance with provisions of the National Historic Preservation Act and the Secretary of Interior's Standards on Historic Preservation, 36 C.F.R. Part 68 et. seq. The building may be a candidate for Historic Preservation Tax Credits if renovation meets the Secretary of the Interior Standards for Rehabilitation.

A copy of the Historic Structures Report for the building is available upon request.



*Two views of the central core garage space, one looking in from the bay doors, the other looking out. Restoration of the original multi-paned bay doors is encouraged in order to recapture the light and airy feel of the high ceilings and extensive windows.*



# How to Respond to this RFEI

**Provide, in writing, a description of your re-use concept which contains the following:**

**A Transmittal Letter which includes:**

- The name of the submitting company, organization or individual;
- The legal structure of submitting company or organization (if applicable);
- Contact information for person(s) authorized to represent the submitting company or organization. Please indicate in your submission whether you would like the NPS to retain your contact information and notify you of future Requests for Proposals for building 748.

**Questions?**

Interested respondents may submit questions regarding this RFEI by email to: [Kristen\\_Jontos@nps.gov](mailto:Kristen_Jontos@nps.gov)

**A Vision/Concept for Re-use of Building 989 which discusses:**

- Type and estimated square footage of proposed re-use of building;
- Anticipated building rehabilitation work (general concept);
- Estimated parking requirements.

**Financial, Business, and Management Concept**

- The general financial structure by which you mean to implement the terms of the proposal, including philanthropic funding if appropriate. The proposal should not assume the availability of federal funds;
- Desired terms of occupancy (lease); the NPS can enter into leases of up to 60 years in length;
- General design for compensation to the NPS (rent, etc.)

**Submission Logistics**

Submissions should be no longer than fifteen (15) pages in length. Responses must be received by 5pm on June 5<sup>th</sup>, 2015.

Please submit two paper copies of your response to:

Kristen Jontos  
Fort Vancouver National Historic Site  
National Park Service  
612 E Reserve Street  
Vancouver, WA 98661

# RFEI Process

## Site Visits

Site visits are scheduled for **April 21, 2015 at 10 AM** and **May 7, 2015 at 1 PM**. The NPS staff will allow access to the interior of the facility during these site visits. Level of access may be limited to visual access if health and safety issues warrant it. All parties intending to attend one of the scheduled site visits must RSVP by sending an email message to [Kristen\\_Jontos@nps.gov](mailto:Kristen_Jontos@nps.gov). Please include a list of all attendees by name, organization, phone number and email address. Further information and additional directions will be sent by return email message.

Interested parties are also encouraged to visit the site independently (external access only) at any time during the park's operating hours.



## Doing Business with the NPS

The instrument the NPS most commonly uses for a facility such as the one under consideration in this RFEI is a lease. This instrument is governed by 36 CFR 18 (leasing). The pertinent laws, regulations and policies, can be found on the NPS policy web site <http://home.nps.gov/applications/npspolicy/index.cfm>).

Information about other ways to do business with the NPS can be found at [www.nps.gov/aboutus/doingbusinesswithus.htm](http://www.nps.gov/aboutus/doingbusinesswithus.htm). Information specific to Fort Vancouver National Historic Site is available at [www.nps.gov/fova](http://www.nps.gov/fova)

## Evaluation Criteria

All responses will be evaluated using the following criteria:

- The compatibility of the applicant's proposal with the site's National Register designation. The NPS seeks to adaptively reuse the historic building in an economic, visual and programmatically compatible manner.
- The financial feasibility of the proposed use.
- The compatibility of the proposal with the historic qualities of the building and the Master Plan for the site. Master Plan can be found here: <http://www.nps.gov/fova/parkmgmt/planning.htm>
- The proposed use must not degrade or unduly impair the park's resources and values.





**Fort Vancouver National Historic Site**  
**[www/NPS.GOV/FOVA](http://www/NPS.GOV/FOVA)**